

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:
Owner 1:	KOBAYASHI KAZUMI	
Owner 2:		
Owner 3:		
Street 1:	24 TWIN CIRCLE DRIVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02474	Own Occ: Y
		Type:

PREVIOUS OWNER

Owner 1:	KOBAYASHI KAZUMI--ETAL -		
Owner 2:	MARCHIONNI MARK A -		
Street 1:	24 TWIN CIRCLE DRIVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .202 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1961, having primarily Vinyl Exterior and 2774 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.20179	Total SF/SM:	8790	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	478.593	Spl Credit	Total:	478.600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

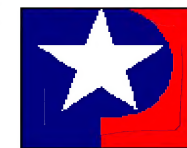
Total Card /

Total Parcel

1.056.700

1,056,700

1,056,700



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	46952
	Prior Id # 2:	
	Prior Id # 3:	
0	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
2	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Meas/Inspect	CC	Chris C
12/4/2008	Meas/Inspect	372	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
3/14/2005	Permit Visit	BR	B Rossignol
11/19/1999	Inspected	267	PATRIOT
11/5/1999	Mailer Sent		
10/14/1999	Measured	263	PATRIOT
7/29/1993		MF	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8790.000	578,100		478,600	1,056,700		46952
							GIS Ref
							GIS Ref
Total Card	0.202	578,100		478,600	1,056,700	Entered Lot Size	GIS Ref
Total Parcel	0.202	578,100		478,600	1,056,700	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		380.88	/Parcel: 380.88	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	578,100	0	8,790.	478,600	1,056,700		Year end	12/23/2021
2021	101	FV	561,100	0	8,790.	478,600	1,039,700		Year End Roll	12/10/2020
2020	101	FV	561,100	0	8,790.	478,600	1,039,700	1,039,700	Year End Roll	12/18/2019
2019	101	FV	419,100	0	8,790.	485,400	904,500	904,500	Year End Roll	1/3/2019
2018	101	FV	423,600	0	8,790.	362,400	786,000	786,000	Year End Roll	12/20/2017
2017	101	FV	423,600	0	8,790.	328,200	751,800	751,800	Year End Roll	1/3/2017
2016	101	FV	423,600	0	8,790.	314,500	738,100	738,100	Year End	1/4/2016
2015	101	FV	406,900	0	8,790.	266,600	673,500	673,500	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

EXTERIOR INFORMATION

Type:	6	- Colonial
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- Good (-)
Year Blt:	1961	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G12	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	10 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2000		0.00	T	15.2	101					

More: N

Total Yard Items:

Total Special Features:

Total:

BATH FEATURES

Full Bath:	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

DEPRECIATION

Phys Cond:	VG	- Very Good	4.6	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			4.6	%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.06932902
Const Adj.:	0.99890995
Adj \$ / SQ:	138.861
Other Features:	107500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	606024
Depreciation:	27877
Depreciated Total:	578147

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals													
	RMs: 9		BRs: 4		Baths: 1		HB 1						

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

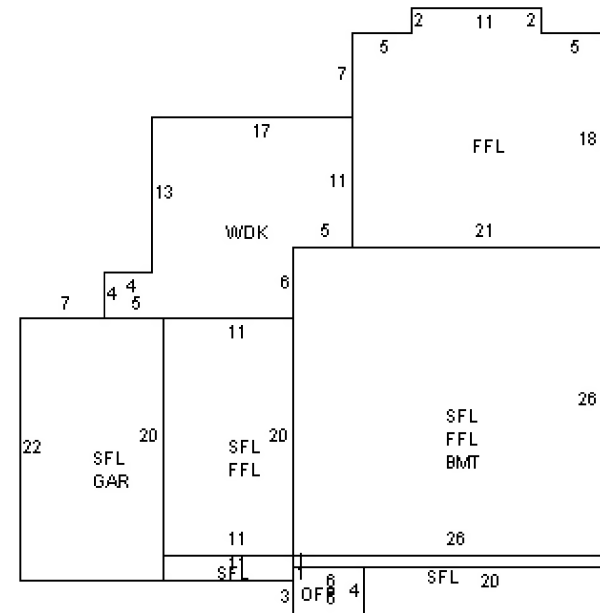
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	168.02	
Special Features:	0	Val/Su Net:	154.45	
Final Total:	578100	Val/Su SzAd	230.87	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,296	138.860	179,964	
SFL	Second Floor	1,208	138.860	167,744	
BMT	Basement	676	52.490	35,483	
WDK	Deck	275	9.630	2,647	
GAR	Garage	264	24.440	6,453	
OPF	Open Porch	24	43.950	1,055	
Net Sketched Area:		3,743	Total:	393,346	
Size Ad	2504	Gross Area	3743	FinArea	2774

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

IMAGE



AssessPro Patriot Properties, Inc.